

***THP, Inc.***

**The Redevelopment Plan  
for the Designated  
Redevelopment Area in the  
Vicinity of the  
Hamilton Boulevard Industrial Site**

**Borough of South Plainfield  
Middlesex County, New Jersey**

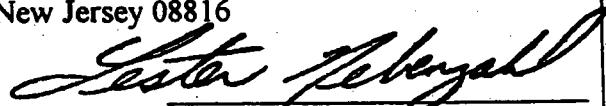
**April, 2002**

**Prepared for:**

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**THP File No. 2001 02.110**

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## INTRODUCTION

The South Plainfield Borough Council adopted Resolution Number 01-116 on April 19, 2001, which designated certain lands in the vicinity of the Hamilton Boulevard and the Lehigh Valley Railroad as a "Redevelopment Area" pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-2 et seq.).

The tract designated as a "Redevelopment Area" is illustrated on the attached map entitled "Exhibit 1, Study Area", and includes 21 individual tax lots with a total land area of approximately 29.38 acres. Table 1 presents a listing of all lots within the "Redevelopment Area" including current ownership and approximate acreage for each parcel.

As set forth in the preliminary report adopted by the South Plainfield Borough Planning Board, dated June, 2001, the majority of the area in need of redevelopment is comprised of Lot 1 in Block 256. This 25.4 acre tract contains numerous old buildings, some of which date back to the very early 1900's. The buildings are utilized as rented industrial space for a variety of small businesses and the site is also used to store moving vans. The property was placed on the United States Environmental Protection Agency's

Superfund list in July, 1998 after approximately twelve years of soil, surface water and sediment testing. Large areas of the site were paved, a truck driving school was closed, the south and east sides of the lot were fenced and a drainage control system was installed in 1997 to limit movement of contaminants to the Bound Brook. Cornell-Dubilier Electric and the Dana Corporation, two former tenants and/or the former owner of the tract removed soil from the yards of thirteen dwellings in 1999 by agreement with the Environmental Protection Agency.

The remaining twenty lots comprise an area of 3.98 acres with six dwellings; one industrial use; six commercial facilities; the Borough police substation; five vacant parcels including a single Borough owned parcel; and, one semi-public use.

In the preliminary report, the Borough Planning Board noted that existing conditions within the designated area will continue to inhibit development of the individual parcels. These conditions include existing environmental problems, diverse ownership, and the overall condition of existing structures and varying land use activities within the area. As determined by the Planning Board, these conditions meet the criteria for designation of the parcels as a "redevelopment area" pursuant to N.J.S.A. 40A:12-1 et seq.

Accordingly, inclusion of those parcels within the redevelopment area will allow for a comprehensive Redevelopment Plan and productive improvements which will promote the public health, safety and general welfare.

Based upon the above noted existing conditions, the preliminary report recommended that the designated redevelopment area be planned and developed with mixed uses which will be valuable for contributing to and serving the community.

### **THE REDEVELOPMENT PLAN**

The Redevelopment Plan presented on Exhibit 2 has been prepared in accordance with a "Conceptual Design Plan" prepared by Beacon Planning and Realty Advisors, L.L.C. in consultation with the South Plainfield Borough Governing Body. The Plan has been formulated to achieve the following goals and objectives:

- The "Redevelopment Plan" should be compatible with the Borough's Master Plan.
- Environmentally sensitive lands should be preserved.
- Grade-separated pedestrian linkage to the Historic Downtown District located north of the Lehigh Valley Railroad should be provided.

- Provide municipal parking to meet the off-street parking needs of future retail development within the redevelopment area as well as for nearby community businesses.
- Provide safe and efficient access to all uses within the redevelopment area while minimizing adverse impacts to existing residents in the area.
- Provide adequately landscaped buffer areas to aesthetically complement the development and buffer existing residential dwellings in the surrounding area.
- Provide the opportunity to work and shop within the redevelopment area while maintaining compatibility with existing development in the area.
- The scope of development should not overwhelm existing and/or proposed infrastructure.

The "Hamilton Boulevard Redevelopment Area" is proposed to be developed with six land use categories, as follows:

- Retail/Commercial
- Mini-storage
- Office/Warehouse
- Public Use/Street Intersection Improvement
- Semi-Public (existing use)
- Buffer/Conservation



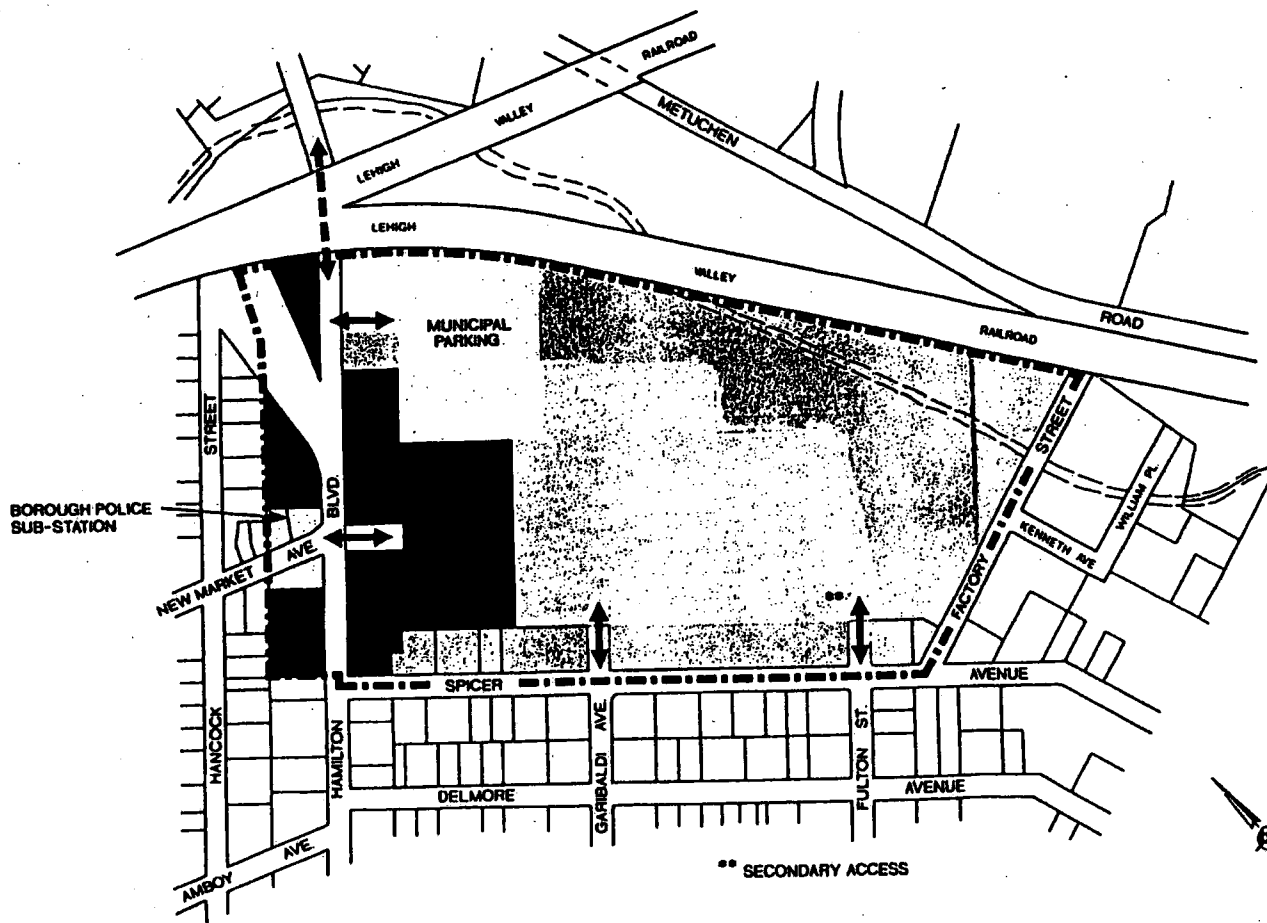
**Table 1**  
**Redevelopment Area**  
**(Tax Lot Parcel Identification)**

<u>Block</u>	<u>Lot(s)</u>	<u>Owner</u>	<u>Acreage (Approx.)</u>
256	1	DSC of Newark Corporation	25.4
256	2	Morris Schechter	0.08
256	3	Adam Schechter	0.08
256	4	Jaipersaud and Babita Sewdat	0.07
256	5	Harry and Stella Cisz	0.29
256	6 & 7	Saverd Joint Venture, L.L.C.	0.46
256	9	Eugene and Angelina Pesaniello	0.23
256	10	John and Eugene Pesaniello	0.11
256	11	Eugene M. Pesaniello	0.46
256	12	Frank Riccardi, Sr.	0.23
256	13	Borough of South Plainfield	0.10
328	1	Morris Schechter	0.15
328	2	Queen's Palace Restaurant, Inc.	0.36
328	3	Max C. and Jason J. Lee	0.07
328	4	Jason J. Lee	0.14
329	8	340 Hamilton Boulevard Associates	0.42
329	9	Anthony Pellegrino	0.14
329	10	Borough of South Plainfield	0.11
329	11	Anthony S., Jr. and Joann Zelek	0.10
329.01	1	Columbian Club/South Plainfield #6203, Inc.	0.38









**Total Acreage (approx.) = 29.38**

Source: South Plainfield 2001 Tax Assessors Book and Tax Maps.



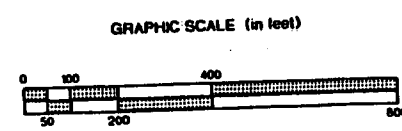


# **LEGEND**

-  RETAIL / COMMERCIAL
-  MINI-STORAGE
-  OFFICE / WAREHOUSE
-  PUBLIC USE / STREET INTERSECTION IMPROVEMENT
-  SEMI-PUBLIC
-  BUFFER / CONSERVATION
-  ACCESS POINT
-  PEDESTRIAN BRIDGE

## **EXHIBIT 2**

## **HAMILTON BOULEVARD REDEVELOPMENT AREA**



**THP, Inc.**  
East Brunswick, New Jersey

As shown on the Redevelopment Plan, the northwest portion of the redevelopment area in vicinity of Hamilton Boulevard is proposed for retail and commercial development. Within this area presently, is a South Plainfield Borough Police sub-station which is proposed to remain. The sub-station is shown on the northerly corner of the New Market Avenue intersection with Hamilton Boulevard as a "Public Use" on the Redevelopment Plan. Access for the retail uses would be provided along Hamilton Boulevard, with internal access to on-site municipal parking provided in vicinity of the New Market Avenue intersection and also further northeast along Hamilton Boulevard.

An additional lot identified for "public use/intersection improvement" is shown on the southerly side of New Market Avenue. This Plan designation is shown to facilitate roadway improvements in vicinity of the intersection. It is proposed that the balance of lot area for this parcel not used for roadway widening purposes be combined and developed for retail/commercial use.

Additional commercial development is shown on the Plan, located further away from Hamilton Boulevard adjacent to the proposed retail area. This portion of the overall redevelopment area is identified for "Mini-Storage"

development. Primary access to this portion of the redevelopment area would be provided in the vicinity of the New Market Avenue intersection with Hamilton Boulevard. It is recommended that secondary access also be provided internally from the office/warehouse area located in the central portion of the redevelopment area.

The "Office/Warehouse" land use designation comprises the largest portion designated for development. Located in the central portion of the tract, primary access to this proposed development would be from Spicer Avenue, near Garibaldi Avenue. Secondary access for the office/warehouse development area is also shown from Spicer Avenue, near Fulton Street.

"Municipal Parking" is shown to be provided on the northerly portion of the site. This area would accommodate patron parking for the retail/commercial establishments within the redevelopment area as well as for nearby retail commercial businesses. Access to this municipal parking area would be provided from Hamilton Boulevard as shown on the Redevelopment Plan.

"Semi-public" use is shown on a small separate portion of the redevelopment area, adjacent to the Lehigh Valley Railroad right-of-way. This designation reflects an existing semi-public use located on the lot.

The remaining portions of the redevelopment area are shown for "Buffer/Conservation" area. The portion of land along Spicer Avenue is proposed for landscaped buffer to screen the mini-storage and office/warehouse portions of the redevelopment area from residential dwellings located on the opposite side of Spicer Avenue. A larger area proposed for conservation is located along the easterly and southerly portion of the redevelopment area. This designation reflects existing environmentally sensitive areas on Lot 1 of Block 256 which include an existing stream and associated floodplain area and wetlands areas.

A small area shown for conservation is shown to the north of the retail area, in vicinity of the municipal parking area. This designation is intended for open space area available for passive recreational use to the general public.

In addition to the Land Use Plan designations shown on the Redevelopment Plan, pedestrian access to the area is shown from the northerly side of the Lehigh Valley Railroad in vicinity of the proposed municipal parking area.

This bridge is intended to provide pedestrian access over the railroad to the existing Historic Downtown District located on the northerly side of the railroad corridor.

Intersection and roadway improvements associated with the redevelopment area are also proposed along Hamilton Boulevard and in particular, at the New Market Avenue intersection. Roadway improvements to Hamilton Boulevard include reconstruction of the roadway with the provision for separate turning lanes (northbound and southbound) at New Market Avenue and reconfiguration of the roadway in the vicinity of the Lakeview Avenue/Hamilton Boulevard intersection. Along with upgrade of the existing traffic signal at the Hamilton Boulevard/New Market Avenue intersection, roadway improvements include the reconstruction of the New Market Avenue approach to Hamilton Boulevard, with the provision for separate eastbound left-turn and right-turn lanes. Pedestrian sidewalk improvements are also proposed for Hamilton Boulevard and New Market Avenue.

## **IMPLEMENTATION OF THE PLAN**

The implementation of the "Redevelopment Plan" will require a cooperative effort between the Borough of South Plainfield, the developer(s) of the subject lands and all interested parties including current property owners, the business community and public at large. Cohesive and architecturally compatible redevelopment must be provided while still meeting the needs of the community and effectuating the goals and objectives of the Redevelopment Plan noted previously. Most importantly, the Redevelopment Plan must effectuate the goals and objectives of the Borough Master Plan and Development Ordinances.

Specific zoning amendments are not yet proposed to implement the "Redevelopment Plan". It is suggested that these detailed ordinance provisions be crafted after additional planning, engineering and architectural schemes are developed in consultation with prospective developers, following the general intent of the "Conceptual Design Plan" for the tract.

Pursuant to N.J.S.A. 40A:12A-7(a)(4), all parcels shown on Exhibit 1, "Study Area," and further identified on Table 1 may be acquired by negotiation or condemnation in accordance with N.J.S.A. 40A:12A-8(b) and (c). Any structures on such properties may be demolished and the assembled site developed in accordance with the provisions of this Redevelopment Plan. Lot consolidation to the extent practical and permissible, shall be a goal of this Redevelopment Plan. To the extent necessary, public easements shall be negotiated and effectuated between the Borough of South Plainfield and the redeveloper on any project.

Any displaced resident within the Redevelopment Area shall be offered relocation assistance in accordance with applicable state law. Such relocation assistance shall be directed towards decent, sanitary, safe and affordable dwelling units within the local housing market, which are hereby acknowledged as existent.

This Redevelopment Plan is consistent with the goals and objectives of the Borough Master Plan, the New Jersey State Development and Redevelopment Plan and the Middlesex County Master Plan.

Financial incentives may be utilized by the Borough of South Plainfield to foster the redevelopment efforts outlined within this Redevelopment Plan. Such incentives may include the use of short and long term tax incentives. The Borough may also be eligible for grant funds for public improvements necessary to facilitate a redevelopment project, and it shall take a proactive approach to securing such funds.

The Borough of South Plainfield may select or approve of a redeveloper to undertake a redevelopment project in furtherance of this Redevelopment Plan through various means. The Borough may prepare a Request for Qualifications (RFQ), to include, at a minimum: (1) a description of the redevelopment entity, disclosure of ownership interest, list of references, list of general or limited partners, financial profile of the redevelopment entity, and where applicable, a list of comparable projects successfully completed; (2) a description of the proposed use for the redevelopment projects, including analysis of the site, environmental impact and assessments, and overall approach to site development; and (3) anticipated construction schedule. Upon receipt and consideration of applications submitted in response to a RFQ, the Borough may select and approve by Resolution among redeveloper(s), or it may reject all applications.



The Borough may also, at any time, entertain an unsolicited proposal from a prospective redeveloper. The Borough will have the option of conferring redeveloper status to such unsolicited redeveloper applicant upon consideration and approval by Resolution of the proposal, or it may put out a RFQ to solicit interest in the subject project from other potential developers.

The Borough is sensitive to the issues and desires of the present owners and thus such owners shall be given opportunity to participate in the redevelopment program. If, in any instance, the Borough chooses to issue a RFQ, the property owners within the designated redevelopment area shall be given notice of the issuance of such RFQ and be given an opportunity to offer a proposal in conformity with such RFQ.

The Borough of South Plainfield may designate a redevelopment entity as a Conditional Redeveloper for a particular project subject to the successful negotiation and execution of a redevelopment agreement with the Borough within twelve (12) months of conditional designation. An extension to this negotiation period may be granted in additional six (6) month increments, or the Borough may terminate the conditional redeveloper designation.

All approved redevelopers must enter into a written redeveloper agreement with the Borough of South Plainfield, pursuant and subject to N.J.S.A. 40A:12A-9.

### **Streetscape**

Every consideration shall be given to improving the aesthetic appearance and curb appeal of the redevelopment area, including efforts to minimize excessive signage. Efforts shall also be made to maximize the use of shade trees and plantings, to the extent practical considering the environmental issues of the site.

Integration of canopies and awnings into the architectural design of redevelopment projects is encouraged, subject to the approval of the Borough. Business identification through the use of lettering and/ or logos on such canopies and awning will be permitted, provided it is part of the design and construction of the canopy or awning, and will not require a separate sign permit.

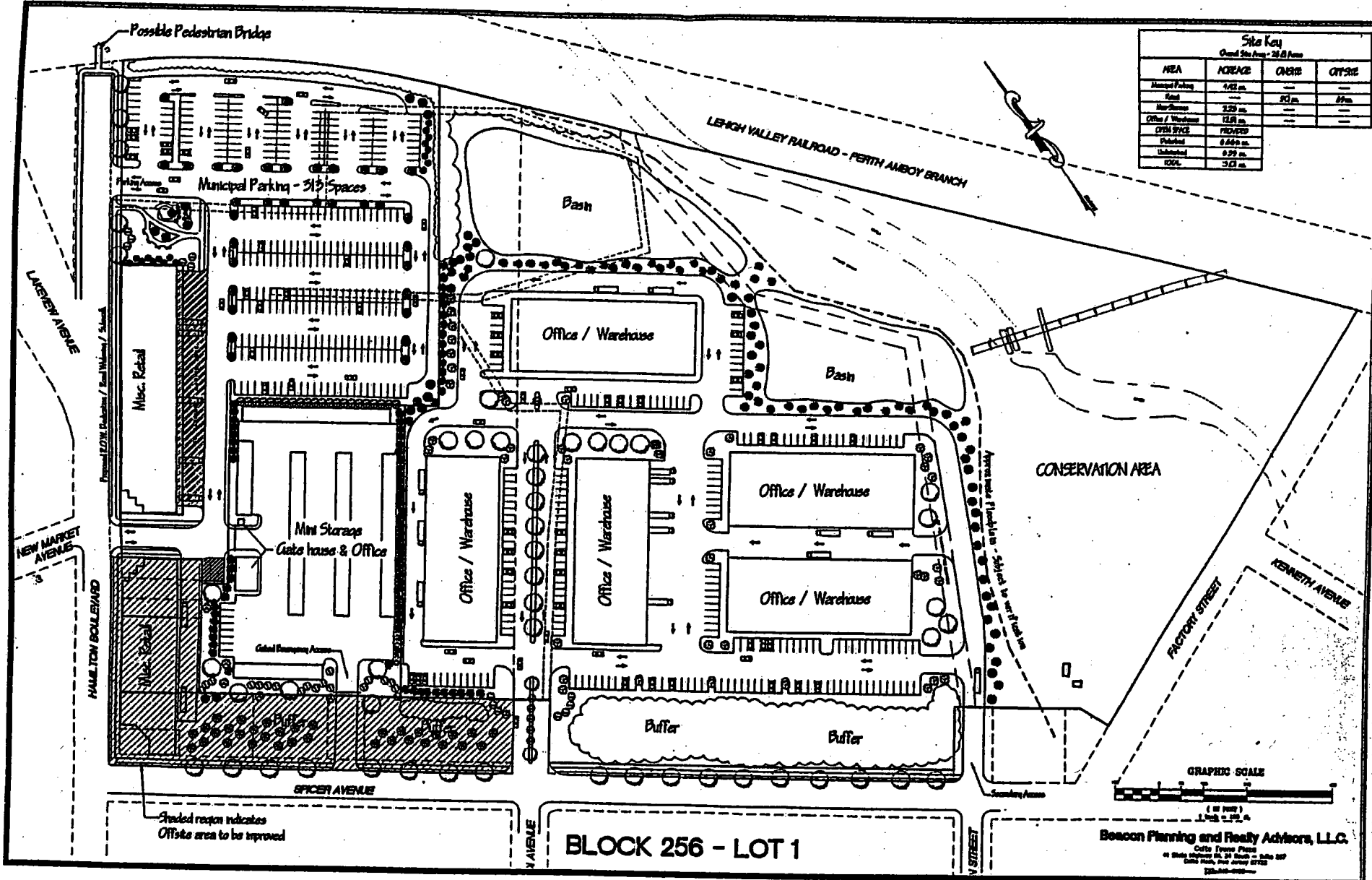
Additional signage standards shall apply throughout the redevelopment area, and no others signage will be permitted except as follows: (1) each business establishment with one or more independent entrances in a retail or office center will be entitled to one building sign to identify each entrance. The site plan submitted to the Planning Board must include building elevation drawings that incorporate locations designed into the building facades for identification signage that is part of the architectural context of the building. The size and graphics of the signage plan will be subject to approval of the Planning Board; (2) where a single building entrance is shared by two or more business establishments, a directory identification sign may be used to identify the name and location of each business, and such directory signs must be incorporated into the signage plan as described at (1) above; (3) storefront windows must be used for orderly display of merchandise and will not be permitted to become cluttered with temporary signage, flyers, leaflets, price advertisements or other material; (4) temporary sandwich board style signs will only be permitted for use in conjunction with a sidewalk café attached to a restaurant pursuant to an approved site plan by the Planning Board, and such signs may not exceed six square feet, must contain only the

restaurant name and a menu, and must be removed when the outdoor café is not in use; (5) each new business establishment will be permitted one temporary banner announcing a grand opening for a period of three (3) calendar weeks from the first full or partial day it is open to the public, but such banner must not be larger than 5 percent of the façade area of the building occupied by the new business and must not be located anywhere other than on the front business façade.

Adequate and aesthetically attractive lighting throughout the redevelopment area shall be an integral component of this Redevelopment Plan, and efforts shall be made to incorporate such lighting into any redevelopment project undertaken within the area. To the extent practical, the transfer of utilities underground should be considered, and the costs of such transfer shall be allocated pursuant to N.J.S.A. 40A:12A-10.

Possible Pedestrian Bridge

Site Key			
AREA	AREA	OVER	OFFSITE
Municipal Parking	4.43 ac.	---	---
Road	---	30 ac.	---
Non-Space	2.28 ac.	---	---
Office / Warehouse	12.61 ac.	---	---
OPEN SPACE	PROPOSED	---	---
Paved	0.64 ac.	---	---
Unpaved	0.29 ac.	---	---
TOTAL	30 ac.	---	---



BLOCK 256 - LOT 1

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 Tel: 732-261-1111



For Immediate Release

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## HAMILTON INDUSTRIAL PARK REDEVELOPMENT PLANNING PROCESS CONTINUES

### Former Landowners Willing to Fund Planning Board Study

South Plainfield, April 19, 2001. Representatives for two former owners of the Hamilton Industrial Park reported tonight at the South Plainfield Borough Council meeting that they and the U.S. Environmental Protection Agency (USEPA) are working together to speed up environmental studies that will precede redevelopment of the Hamilton Park Industrial Site. Last summer, the Borough Council passed a resolution supporting redevelopment of the 27-acre property that the USEPA named a Superfund site in 1998. The two companies are Cornell-Dubilier Electronics, Inc. and Dana Corporation.

"We are pleased that the USEPA understood and responded to the community's interest in redevelopment of the site," said Monica Conyngham, an attorney representing Cornell-Dubilier Electronics, Inc. According to a USEPA document describing its Superfund Redevelopment Initiative, USEPA has made a commitment to "an early and thorough consideration of the anticipated future use of sites, wherever possible, so that cleanups can be consistent with that use." Conyngham continued, "We welcome the opportunity to work with USEPA in applying the principles underlying the Superfund Redevelopment Initiative at Hamilton Industrial Park." Over the next several months, redevelopment planning considerations will be incorporated into the environmental studies for the site so that the selected remedy is consistent with future commercial/industrial reuse.

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In connection with these efforts, the Borough Council is expected to consider tonight a resolution authorizing the South Plainfield Planning Board to begin studying the feasibility of creating a formal redevelopment plan for the Hamilton Industrial Park area. The goal of the plan is to support the cleanup/redevelopment process by enabling the community to apply for grants and other forms of assistance that will enhance the surrounding area, including street and traffic improvements along Hamilton Boulevard. To support the process, Cornell-Dubilier Electronics, Inc. and Dana Corporation agreed at tonight's meeting to fund the redevelopment feasibility study. If the resolution is approved, it is anticipated that the firm of the Borough's planner, Lester Nebenzhal, would conduct the study.

###